

- 5.3 No part of any yard, or other open space, or off-street parking required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking similarly required for any other building.
- 5.4 No yard or lot existing at the time of adoption of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

SECTION 6 RECREATION AND FORESTRY DISTRICT (RF)

- 6.1 Purpose and Intent - This district is intended to provide areas for recreational activities, wildlife habitat and limited year-round single-family residential life. It is intended that this district remain a very low density area to protect its natural, scenic and environmental qualities. It is also the purpose of this district to recognize the existing constraints to development, such as unstable soil, wildlife habitat, steep slopes and riparian areas, and to ensure that any development be planned accordingly.
- 6.2 Characteristics - The RF District has been applied to areas that have the following characteristics:
- a. Access is limited. Limited access means that roads are not built to Gallatin County standard, do not have a formal maintenance association and program, may be private and may not have recorded easements.
 - b. Typical uses are guest ranches, recreation and logging.
 - c. The land is in private ownership.
 - d. Existing density is very low with abundant open space.
 - e. Wildlife use is common.

6.3 Development Rights - Land in the South Gallatin Zoning District that is zoned for recreation and forestry shall have development rights for residential use and other uses as set forth below. To maximize the protection of the land, wildlife and natural resources, residential development rights may be increased if a cluster development plan is used.

6.4 Assignment of Density Rights - Density rights are assigned as follows:

Single Family Dwelling Unit	1 unit per 100 acres
Corporate retreat	3 maximum within the district each of which shall require as a minimum 640 acres
Dude ranch	1 additional dude ranch to those existing in the District at the date of adoption of this Ordinance and which shall require 640 acres
Private clubs	4 maximum within the district each of which shall require 320 acres

All density rights may be freely transferred within the RF District following the procedure set forth in Section 7.6.

Upon the use of an approved cluster development for the development of single family residential dwellings within the RF District, the density rights for single family residential dwellings may be increased to 2.0 units per 100 acres.

6.5 Minimum Parcel Size - Minimum parcel size shall be as follows:

Single Family Dwelling Unit	100 acres
Corporate Retreat	640 acres
Dude Ranch	640 acres
Private Clubs	320 acres

6.6 Uses Permitted as a Matter of Right -

1. Growing and harvesting of timber and other forest products and related activities, including logging and

all operations incidental to and connected therewith; crop farming and harvesting;

2. Forest stations and lookouts;
3. Grazing;
4. Riding and hiking trails for non-motorized use;
5. Stables and corrals;
6. Public and private playgrounds and parks;
7. Picnic areas;
8. Structures accessory to any use listed above;
9. Signs in accordance with Section 11.7.
10. Non-agricultural home occupations and hobbies when conducted within buildings and structures, the principle use of which is one of the foregoing uses.
11. The raising, feeding, managing and breeding of livestock, poultry, fish, birds, and other animals which do not constitute commercial feed operations.
12. Signs warning against trespass, shooting and hunting on premises, without limitation as to number.
13. Signs indicating the name of owners of the property or the agricultural product produced on the premises.
14. Signs for the selling of produce or property.
15. Signs for real estate for sale and streets. Signs shall meet all requirements of Section 11.7.
16. Temporary buildings for and during construction only.
17. One single family dwelling unit per one hundred acres or any single parcel of record on the effective date of this ordinance.
18. Employee housing.
19. Outfitting operations that do not require additional permanent structures.

6.7 Review of Certain Uses Permitted as a Matter of Right -

1. The following uses may be constructed as a matter of right in the RF District. These uses shall be reviewed by the Zoning Commission at a public hearing only to assure conformity with the zoning ordinance and the purpose and intent of the RF District.
 - a. One (1) additional dude ranch within the South Gallatin Zoning District, located on a minimum of 640 acres with facilities to accommodate a maximum of 100 guests and support personnel at any one time, subject to the approval of the development plan.
 - b. Three (3) corporate retreats within the South Gallatin Zoning District, each of which shall be located on a minimum of 640 acres with facilities to accommodate no more than 100 corporate invitees and support personnel at a time, subject to the approval of the development plan.
 - c. Four (4) private clubs within the South Gallatin Zoning District, each of which shall be located on a minimum of 320 acres, subject to the approval of the development plan.
 - d. Outfitting operations that require additional permanent structures..
2. Mandatory Standards. All uses listed in Section 6.7.1.a,b,c and d shall:
 - a. Preserve wildlife habitat and migration paths as shown on the Wildlife Habitat Map as attached. Preservation measures may include restricting use during migration, winter range use and calving; requiring bear-proof refuse storage; prohibiting the feeding of big game animals; meeting fence standards established by the Department of Fish, Wildlife and Parks to permit the movement of wildlife; and requiring dogs to be under the control of their owners at all times;
 - b. Construct roads to Gallatin County Standards and Forest Service standards where applicable;
 - c. Require structures to be built to Seismic Zone Three Standards;
 - c. Meet the appearance standards set forth in Section 11.3;

- d. Maintain as a minimum in permanent open space all cliffs, ravines, floodplains, creeks, rivers and geological faults;
- e. Delineate and restrict the use of areas of unstable soils and avoid construction practices which significantly increase the likelihood of landslides;
- f. Provide for the maintenance of roads;
- g. Provide water quality protection measures, such as stream setbacks, where applicable;
- h. Be located so to preserve the privacy and isolation that characterizes the RF District;
- i. Minimize lighting disturbance on adjacent lands.
- j. Preserve any historic or archeological resource determined to be significant by the Montana State Historic Preservation Office.
- k. Comply with applicable Department of Health requirements.
- l. Provide engineering data for any structures located on slopes greater than 15% and on sensitive soils;
- m. Meet the intent of this section.

3. Procedure.

- a. All applications for reviewed uses by right shall be filed with the Zoning Commission accompanied with the required filing fee.
- b. The Zoning Commission shall then designate the Zoning Enforcement Agent to review the application and determine if the application is complete and meets the provisions of this Section.
- c. The Zoning Commission shall hold a public hearing to inform the public of the application. The Zoning Commission may continue such hearing if need be.

4. Required Information: The developer shall submit to the Gallatin County Planning Office ten (10) copies of the following information:

- (1) Number and types of proposed structures.
- (2) Number of off-street parking spaces.
- (3) Location of any wildlife habitat critical to maintaining the Gallatin elk herd,

based upon credible evidence.

- (4) Road location and design.
- (5) Renderings of all structures, which include materials, textures and colors.
- (6) A location map showing the project in relation to the surrounding area.
- (7) A site plan including all areas disturbed by construction which shows:
 - a. Property lines and easements, with dimensions and area;
 - b. Location, size, spacing, setbacks, and dimensions of all existing and proposed buildings, structures, improvements and utilities;
 - c. Topographic information showing existing features, such as cliffs, ravines, geological faults, and any proposed grading;
 - d. Existing vegetation, wildlife habitat, and water courses, floodplain, and any proposed alterations;
 - e. Existing land use;
 - f. Existing access to the project, proposed roads, and parking layout, all with dimensions;
 - g. Soil types, unstable soils, wetlands, and natural drainages.
- (8) Exterior lighting plan.
- (9) Location of any historic or archeological resource.
- (10) Engineering data for any structures located on slopes greater than 15% and on sensitive soils.
- (11) Documentation showing compliance with applicable Department of Health requirements.
- (12) Covenants or other documents which require structures to be built to Seismic Zone Three Standards, to restrict the use of areas of unstable soils, provide for maintenance of roads and provide water quality protection measures.

6.8 Uses Permitted After Securing Approval of a Conditional Use Permit -

1. Cluster residential developments at a density of up to 2.0 dwelling units per 100 acres.
2. Accessory buildings and structures, the principle use of which is the pursuit of non-agricultural/home occupations and hobbies;
3. Mines, oil and gas wells, and gravel pits;
4. Guest houses; limited to one per single family dwelling.
6. Cross country ski facilities, as an accessory use;
7. Community receiving antennas, microwave relay stations, and electric transmission lines;
8. Construction of roads;

9. Structures and uses accessory to the uses listed herein;
10. Caretaker's residence;
11. Bed and breakfast;
12. Sale of miscellaneous items for guest convenience or souvenirs.

6.9 Special Regulations Applicable to Wildlife Habitat -

Within the RF District, there are areas that require greater protection because they are critical to maintaining the Gallatin elk herd. These areas provide winter range, a traditional migration path and calving areas.

1. Applicability. This section applies to all land within Sections 1 and 3, Township Nine South, Range Three East and Sections 33 and 35, Township 8 South, Range 3 East, M.P.M., Gallatin County, Montana.
2. Assignment of Density Rights. The density rights assigned in Section 6.4 shall include the critical wildlife area.
3. Use Permitted as a Matter of Right.
 - a. Growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith;
 - b. Crop farming and harvesting;
 - c. Grazing; the raising, feeding, managing and breeding of livestock, poultry, fish, birds, and other animals which do not constitute commercial livestock confinement.
 - d. Signs warning against trespass, shooting and hunting on premises, without limitation as to number. Signs indicating the name of owners of the property or the agricultural product produced on the premises. Signs for the selling of produce or property. Signs for real estate for sale and streets. Signs shall meet all requirements of Section 11.7.
4. Conditional uses
 - a. Stables and corrals; public and private playgrounds and parks, picnic areas; structures accessory to any use listed above; non-agricultural home occupations and hobbies when conducted within buildings and structures;

- b. Temporary buildings for and during construction only.
- c. One single family dwelling unit per one hundred acres or any single parcel of record on the effective date of this ordinance.
- d. One additional (1) dude ranch to those existing within the South Gallatin Zoning District at the date of adoption of this Ordinance, located on a minimum of 640 acres with facilities to accommodate a maximum of 100 guests and the required number of support personnel at any one time, subject to the approval of the development plan.
- e. Three (3) corporate retreats within the South Gallatin Zoning District, each of which shall be located on a minimum of 640 acres with facilities to accommodate no more than 100 corporate invitees and support personnel at a time, subject to the approval of the development plan.
- f. Four (4) private clubs within the South Gallatin Zoning District, each of which shall be located on a minimum of 320 acres, subject to the approval of the development plan.
- g. Cluster residential developments at a density of up to 2.0 dwelling units per 100 acres.
- h. Accessory buildings and structures, the principle use of which is the pursuit of non-agricultural/home occupations and hobbies;
- i. Mines, oil and gas wells, and gravel pits;
- j. Guest houses;
- k. Cross country ski facilities, as an accessory use;
- l. Community receiving antennas, microwave relay stations, and electric transmission lines;
- m. Construction of roads;
- n. Structures and uses accessory to the uses listed herein;
- o. Caretaker's residence;
- p. Bed and breakfast;
- q. Sale of miscellaneous items for guest convenience or souvenirs.

6.10 Consistency with Goals and Purposes -

All conditional uses permitted shall be consistent with the intents and purposes of Section 2 of this Ordinance.

6.11 Site Development Standards -

1. Lot Width - No lot length shall be greater than three times its width.

2. Yards - Every lot shall have the following minimum yards:

Front yard	35 feet
Rear yard	25 feet
Side yard	25 feet
Highway 191:	See Section 11.10

3. Corral Setback - All corrals shall be set back 100 feet from the mean high water mark of any perennial stream. A fifteen foot wide water gap shall be permitted.

4. Floor Area - Each permanent dwelling unit shall have a minimum of 1,000 square feet of floor area.

5. Building Height - Maximum residential building height in this district shall be 32 feet.

6. Off-Street Parking - Off street parking shall be provided in accordance with the following:

a. Single family homes: Two parking spaces per home.

b. Dude Ranches: One parking space per guest cabin or per four guests, whichever is least.

- c. Private Clubs and Corporate Retreats: One parking space per every 3 members or guests.
 - d. Required parking shall be located as to preclude backing maneuvers onto any public right-of-way and shall not be located in any setback area.
 - e. A parking plan showing the number of spaces, location of spaces and aisles shall be reviewed and approved by the Zoning Enforcement Agent.
7. Lot Access - Access to lots not abutting a public road must be provided. The access may be in the form of an easement over the tract of land separating the lot from a public road. Minimum easement width shall be 20 feet. If the access is an easement over other land, the easement shall be irrevocable as long as the lot it serves has no other access approved by the governing body.

This lot access standard shall apply to all lots not subject to state and county subdivision review. Lots subject to such review shall meet the appropriate access requirements.

Procedure - Easements not subject to subdivision review shall be shown on a certificate of survey or described in a deed.

8. All developments and buildings shall be screened from public view of motorists by retention of natural growth or installation of landscaping. Screening shall be in accordance with the site plan requirements of Section 11.4.
9. All conditional uses permitted shall submit a site plan according to the requirements of Section 11.3 and 11.4.
10. All construction shall include preparation of and adherence to an erosion control plan, including recreation slopes, roads and parking lots.
11. Areas which are or may become denuded are to be revegetated.
12. All construction shall be designed not to interfere with the natural drainage pattern, unless satisfactory mitigation measures are included.

13. Strict limitations on treatment and disposal of sewage effluent pursuant to approval by the County Health Department and other appropriate governing agencies.
14. Employee housing shall be required for dude ranches and retreat centers.

SECTION 7 RESIDENTIAL CLUSTER DEVELOPMENT - RCD

7.1 Intent -

The intent of cluster development is to permit a procedure for development which will permit buildings at higher densities than otherwise allowed, and that will encourage development that considers the character and environmental sensitivity of the District.

The purpose of cluster developments is also to provide an alternative procedure under which land may be developed by transfer of permitted dwelling units to locations suited to such use, thereby retaining the remaining land in its pristine state.

This section only applies to residential development and is not applicable to the development of guest ranch cabins or dude ranch cabins.

7.2 Cluster Development - Special Definitions -

1. Cluster Development - A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, provided that the total development density does not exceed that allowed.
2. Common Open Space - A parcel or parcels of land, or an area of water, or a combination of land and water within the site designated for a Cluster Development and designated and intended for the use or enjoyment of residents of the Cluster Development. Common open space may contain structures and improvements necessary and appropriate for the benefit and enjoyment of residents of the Cluster Development.
3. Development Rights - One of a series of rights inherent in fee simple ownership of land (others include air rights or mineral rights) which may be separated from the land. The rights to build dwelling units on one's land; the potential for the improvement of a parcel of real property, measured in dwelling units, existing because of the zoning classification of the parcel.
4. Landowner - The legal or beneficial owner or owners of all of the land proposed to be included in a Cluster Development; or the holder of an option or contract to purchase, a lessee having remaining term of not less than twenty (20) years, shall be deemed to be landowner for the purposes of these provisions.

5. Open Space - Land subject to valid restriction against development which enhances living conditions in Cluster Development.
6. Plan - The provisions for development of a Cluster Development, including a plat of subdivision (where applicable), all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, and a general layout of water and sanitary facilities. The phrase "provisions of the plan", when used in these provisions, shall mean the written and graphic materials referred to in this definition.
7. Residential - If permitted in the basic zone, those uses allowed therein.
8. Transfer of Development Rights - The conveyance of development rights authorized by the South Gallatin Canyon Zoning Ordinance, to another parcel of land.

7.3 Uses Permitted -

Any uses permitted in the underlying zone classification, including single family dwelling units, condominiums and townhouses.

7.4 Where Allowed -

Residential Cluster development is allowed, upon approval according to the procedures of this section, in the RF, CC and CR districts.

7.5 Standards for Development -

1. The cluster development plan must locate and arrange the residential development so as to protect, to the maximum extent reasonable, the area's pristine features and environmental sensitivity and to reasonably minimize adverse impacts upon the character of the district in which the cluster will be located.
2. The cluster development plan must indicate an arrangement of residential development so as to reduce as much as possible any nuisance, jeopardy or conflict between the residential and dispersed recreational uses both within the tract and in relation to adjoining or nearby tracts, and to demonstrate the compatibility of the proposed cluster plan with existing development.
3. The cluster development plan must be so laid out, and protected during construction, as to remain as harmonious as possible with the natural environment, minimizing as much as possible the clearing of trees, grading of earth, disturbing of streams, and other similar dislocations of the natural environment.
4. The cluster development plan must demonstrate conservation of wildlife habitat and

protection of scenic vistas.

5. The Zoning Commission may refuse to approve the cluster method or a plan of cluster development if in its judgment:
 - a. Significant wildlife habitat, scenic vistas, pristine values, dispersed recreation or other recognized values would be significantly impacted under the cluster method.
 - b. The natural integrity of environmentally sensitive areas would be threatened.
6. Cluster development shall occur on no more than 10% of the area included in the development plan.
7. There shall be a maximum of twelve dwelling units allowed per cluster.

7.6 Density Rights and Transfer Procedure -

1. Assignment of Density Rights - Every 100 acres in the Recreation Forest District shall have one single family dwelling unit density right. In the Medium Density Canyon Residential District, every 3 acres shall have one single family dwelling unit density right. In the Canyon Commercial District, every 3 acres shall have one single family dwelling unit density right. A current record of available and transferred development rights shall be maintained by the Planning Office. Any transfer of development rights shall be recorded with the Office of the Gallatin County Clerk and Recorder and notification shall be provided to the Planning Office.
2. General - Development rights shall only be transferred within the boundaries of the zones designated on the official map. Development rights are valued by the private market, and may be conveyed and reconveyed. Development rights may be sold or accumulated without Zoning Commission approval. To use development rights, an application to the Zoning Commission must be made as set forth below.
3. Procedure for Use - Application shall be made to the South Gallatin Canyon Planning and Zoning Commission for the use of the development rights. The application shall consist of a document indicating the ownership or contract to purchase development rights and the necessary submittal for review as a cluster development, as required by the South Gallatin Canyon Zoning Ordinance and Gallatin County Subdivision Regulations.

Upon preliminary approval of the cluster development, the applicant shall record the approved development rights transfer with the Office of the Gallatin County Clerk and Recorder.

4. Staged Development - If the sequence of construction of various portions of the development is to occur in stages, then the open spaces and the recreational facilities proposed for the entire development shall be developed, or committed thereto, in proportion to the number of dwelling units constructed. At no time during the construction of the project shall the number of constructed dwelling units exceed the overall density per acre established by the provisions of the ordinance.
5. Procedure
 - a. Required information: The developer shall submit to the Gallatin County Planning Office ten (10) copies of the following information:
 1. Number and types of proposed dwelling units.
 2. Number of off-street parking spaces.
 3. Amount of open space or land to be left in natural state, by acreage.
 4. Amount of land, by acreage, to be covered by buildings.
 5. Materials, textures and colors of structures, if proposed.
 6. A location map showing the project in relation to the surrounding area.
 7. A site plan showing:
 - a. property lines and easements, with dimensions and area;
 - b. location, size, spacing, setbacks, and dimensions of all existing and proposed buildings, structures, improvements and utilities;
 - c. topographic information showing existing features and any proposed grading;
 - d. existing vegetation, wildlife habitat, and water courses, floodplain and any proposed alterations;
 - e. existing land use;
 - f. existing access to the project, proposed roads, and parking layout, all with dimensions;
 - g. soil types, wetlands, and natural drainages;

8. Legal requirements: All cluster developments which contain areas of common ownership or access shall submit covenants and other legal documents which:
- a. create an automatic-membership, non-profit homeowners association or similar organization;
 - b. place title to any common property in the homeowners association, and limit title to residual lands so that residential use in excess of that permitted in this ordinance may not be made thereon;
 - c. restrict title to required open space (whether held in common or not) so that residential buildings or uses detrimental to the residential portion of the cluster development may not be conducted thereon;
 - d. appropriately and permanently limit the uses of the common property, open space, and residual lands in a manner that is consistent with land uses in the district where the development is to occur;
 - e. give each lot owner the right to use and enjoyment of the common property;
 - f. place responsibility for operation and maintenance of the common property and roads in the homeowners association;
 - g. allow for assessment of an association charge on each lot which will:
 1. Assure sufficient funds for maintenance of common property;
 2. Provide safeguards against unreasonably high charges and a method to adjust assessments;
 3. Provide for weed control in accordance with Gallatin County Regulations.

All legal documents required under this section shall not be acceptable until approved by the County Attorney when required by the County Commission. All deed restrictions and association rules and regulations may be enforceable by the association.

7.7 Subdivision Approval for Cluster Development -

No residential cluster development may be constructed except in accord with a Preliminary Subdivision Plat approved by the County Commission under the Gallatin County Subdivision Regulations.

7.8 Cluster Development - Modification of Yard and Lot Requirements -

Modification and variation of yard and lot requirements may be permitted in accord with the pertinent sections of the applicable zone. Such modifications and variations must be shown on any cluster Preliminary Subdivision Plan.

SECTION 8 CC CANYON COMMERCIAL

8.1 Intent - The intent of this district is to provide:

- a. for limited retail development in appropriate locations for commercial services necessary for the population within the region and
- b. for limited guest facility development. Commercial development will be concentrated in the two areas shown on the zoning map; further commercial development outside these areas shall be prohibited.

8.2 Uses Permitted as a Matter of Right -

1. Growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith;
2. Crop farming and harvesting;
3. Grazing; the raising, feeding, managing and breeding of livestock, poultry, fish, birds, and other animals which do not constitute commercial feed operations.
4. One convenience commercial establishment as defined in Section 3.15.
5. Accessory uses and buildings customarily appurtenant to a permitted use.
6. Living quarters for owners or managers, and employees when accessory to the principal permitted use.
7. Signs in accordance with Section 11.7.
8. Restaurants, limited to two (2) in the canyon commercial district. The limit of two

includes any in existence at the time this Ordinance is adopted.

9. Existing recreational vehicle parks, limited to existing spaces.
10. Home occupations (see definition).
11. Single family dwelling units.
12. Employee housing.
13. One guest ranch/resort.
14. Outfitting operations that do not require additional permanent structures.
15. Rental of recreational equipment.
16. Corral or pasture with access to stockwater.
17. Cluster guest ranch cabins.

8.3 Conditional Uses -

1. Public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service type but not including corporation yards, storage yards, or warehouses.
2. Dude ranches (one additional).
3. Outfitting operations that require additional permanent structures.
4. Resort/guest ranch (one additional).
5. Overnight accommodations.
6. Caretaker's residence.
7. Bed and Breakfast.
8. The creation of lots between 1-3 acres in size.
9. Development of natural resources, including but not limited to, gravel pits, mines, and oil and gas wells.
10. Accessory buildings to resort facilities, accommodations, or dwellings not located on a single parcel or a contiguous parcel.

8.4 Site Development Standards -

1. Commercial Lot Area and Width - Lot area for commercial uses shall be one (1) acre and no lot width shall be less than 200 feet.
2. Residential Lot Area and Width - Lot area for residential uses shall be 3 acres and no lot width shall be less than 100 feet.
3. Building Height - Maximum building height in this district shall be 32 feet.
4. Off-Street Parking - Off-street parking shall be provided in accordance with the following:
 - a. For commercial and office uses: One (1) off-street parking space for each two hundred (200) square feet of gross floor area.
 - b. One and one-half parking spaces per hotel unit.

- c. One (1) off-street parking space for each ten seats in any public assembly.
 - d. Required parking shall be located as to preclude backing maneuvers onto any public right-of-way and shall not be located in any setback area.
 - e. A parking plan showing the number of spaces, location of spaces and aisles shall be reviewed and approved by the Gallatin County Road Superintendent. Parking lots shall, at a minimum, be built to a gravel standard approved by the County Road Superintendent.
- 5. Setbacks - Minimum setbacks for buildings and structures shall be twenty-five (25) feet from any property line. See Section 11.10 for Highway 191 setback.
 - 6. All corrals shall be set back 100 feet from the mean high water mark of any perennial stream. A fifteen foot wide water gap shall be permitted.
 - 7. All resort facilities, accommodations and dwellings shall be located on a single parcel or on contiguous parcels.

8.5 Screening -

Service, storage and refuse areas or structures shall be screened from view of any residential district or public street with a solid fence or masonry wall. Average height of the screening material shall be one (1) foot more than the height of the enclosed structure, but shall not be required to exceed eight (8) feet in height.

8.6 Site Plan -

A site plan, drawn at a minimum scale of one inch equals twenty feet (1" = 20') shall be submitted and shall include the following information:

- a. Parcel dimensions.
- b. Existing and proposed grades.
- c. Location and dimensions of existing and proposed buildings, fences and walls.
- d. Storage, refuse and service areas.
- e. Landscaping:
 - 1. Percent of site to be landscaped.
 - 2. Plant legend showing total number of plants and trees, by common

names, and estimated sizes at time of installation and at maturity.

3. Location of individual plants and trees.

f. Sign location and design.

g. Stormwater drainage.

8.7 Standards for Exterior Appearance -

1. A Corridor Commercial establishment shall be designed to be compatible with the residential character of the South Gallatin Zoning District. Renderings which show the exterior of the structure shall be submitted for review.
2. Minimum roof pitch shall be not less than one foot of rise for each four feet of horizontal run.
3. Residential-style sidings shall be log, rustic wood, or natural material. Wood siding may run in either a horizontal, vertical, or diagonal direction. All siding shall be in earth-tone colors.

8.8 Installation of Improvements -

All parking, screening, and improvements shall be installed before occupancy of the structure or shall be guaranteed in the form of a bond enforceable by Gallatin County or cash deposit, upon approval from the Zoning Commission.

SECTION 9 PUBLIC LANDS (PL)

9.1 Intent - The intent of this district is to provide for those lands which are in public ownership and to provide for the preservation of the environmental quality, wildlife habitat and undeveloped character of these public lands.

9.2 Applicability - If public lands change to private ownership, the following restrictions of Section 9.3 shall apply until such time as the property owner requests and receives a change in zoning designation. If private lands change to public ownership, either the property owner or the zoning commission shall initiate a zone change to PL within 120 days.

9.3 Uses Permitted as a Matter of Right -

- a. Growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith;
- b. Crop farming and harvesting;

- c. Grazing; the raising, feeding, managing and breeding of livestock, poultry, fish, birds, and other animals which do not constitute commercial feed operations.
- d. Signs warning against trespass, shooting and hunting on premises, without limitation as to number. Trail and informational signs. Signs shall meet all requirements of Section 11.7.

9.4 Conditional Uses -

- a. The development of natural resources, including gravel pits, mines and oil and gas wells.

SECTION 10 CR CANYON RESIDENTIAL - MEDIUM DENSITY (1 unit per 3 acres)

- 10.1 It is the intent of this district to allow medium density residential development in limited areas in close proximity to US 191. To protect the South Gallatin Zoning District's wilderness environment and aesthetic value, development guidelines that reflect the District's character are set forth, and include screening from highway views.

10.2 Uses Permitted as a Matter of Right -

- 1. Growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith;
- 2. Crop farming and harvesting;
- 3. Grazing; the raising, feeding, managing and breeding of livestock, poultry, fish, birds, and other animals which do not constitute commercial feed operations.
- 4. Seasonal corralling of horses for commercial use.
- 5. The keeping of animals and fowl for family food production and the keeping of horses and dogs for private use, together with their dependent young as hereinafter set per 1 acre:

- a. 3 horses or any other animal over 100 lbs, or 24 fowl (chicken, pheasants, pigeons, etc.) or six larger fowl (ducks, geese, turkey, etc.). The keeping of dogs shall be in accordance with the County dog control ordinance.
6. Signs warning against trespass, shooting and hunting on premises, without limitation as to number or size. Signs indicating the name of owners of the property or the agriculture produced on the premises. Signs for the selling of produce or property. Signs for real estate for sale and streets. Signs shall meet all requirements of Section 12.7.
7. One single-family dwelling unit on three (3) acres or any single parcel of record on the effective date of this ordinance.
8. Uses or structures accessory to the uses permitted.
9. The sale on the premises of products produced thereon.
10. The packing, storing and processing of products grown on the land, together with accessory buildings required therefore.
11. Non-agricultural home occupations and hobbies when conducted within buildings and structures, the principle use of which is one of the foregoing uses.
12. Temporary buildings for and during construction only.
13. Pasturing of horses for commercial use.

10.3 Uses Permitted After Securing Approval of a Conditional Use Permit -

1. The development of natural resources, including gravel pits, mines and oil and gas wells.
2. Accessory buildings and structures, the principle use of which is the pursuit of non-agricultural/home occupations and hobbies.
3. Guest houses, accessory buildings larger than 1200 square feet.
4. One bed and breakfast inn.
5. Cluster housing, according to the provisions of Section 7.
6. Signs advertising uses located within the South Gallatin Zoning District but

not in the Canyon Residential Zone. Such signs shall meet the criteria of Section 11.7.1, 11.7.2, and 11.7.4a.

7. The creation of lots between 1-3 acres in size.

10.4 Consistency with Goals and Purposes - All conditional uses permitted shall be consistent with the intents and purposes of Section 2 of this Ordinance.

10.5 Lot Area - The lot area of this district shall not be less than three acres in size, unless approved as a clustered development or as a conditional use.

10.6 Yards - Every lot shall have the following minimum yards:

Front Yard	100 feet
Rear Yard	25 feet
Side Yards	25 feet
Highway 191	See Section 11.10

10.7 Corral Setback - All corrals shall be set back 100 feet from the mean high water mark of any perennial stream. A fifteen foot wide water gap shall be permitted.

10.8 Building Height - Maximum residential building height in this district shall be 32 feet.

10.9 Off-Street Parking - Two off-street parking spaces shall be provided for each dwelling unit.

10.10 Lot Access - Access must be provided to lots not abutting a public or approved private street. The access may be in the form of an easement over the tract of land separating the lot from a public street. Minimum easement width shall be 20 feet. If the access is an easement over other land, the easement shall be irrevocable as long as the lot it serves has no other access approved by the governing body.

This lot access standard shall apply to all lots not subject to state and county subdivision review. Lots subject to such review shall meet the appropriate access requirements.

Procedure - Easements not subject to subdivision review shall be shown on a certificate of survey or described in a deed, approved by the Zoning Enforcement Agent and recorded with the County Clerk and Recorder.

SECTION 11 SUPPLEMENTARY REGULATIONS

11.1 Fencing -

See guidelines used by Montana Department of Fish, Wildlife, and Parks.

11.2 Bed and Breakfast Inns -